066.0	0003	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	758,500	/	758,500
USE VALUE:	758,500	/	758,500
ASSESSED:	758,500	/	758,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
170		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CROHAN KATHERINE B
Owner 2:	
Owner 3:	
Street 1:	170 MYSTIC STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CROHAN KATHERINE B -
Owner 2:	-
Street 1:	170 MYSTIC STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,600 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 2234 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	10	37A
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7600.000	347,000	3,300	408,200	758,500
Total Card	0.174	347,000	3,300	408,200	758,500
Total Parcel	0.174	347,000	3,300	408,200	758,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 339.56 | /Parcel: 339.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	42251
GIS Ref	
GIS Ref	
Insp Date	04/03/09

!5664!

PREVIOUS ASSESSMENT

Parcel ID: 066.0-0003-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	347,000	3300	7,600.	408,200	758,500	758,500	Year End Roll	12/18/2019
2019	101	FV	277,500	3300	7,600.	379,100	659,900	659,900	Year End Roll	1/3/2019
2018	101	FV	277,500	3300	7,600.	379,100	659,900	659,900	Year End Roll	12/20/2017
2017	101	FV	277,500	3300	7,600.	332,400	613,200	613,200	Year End Roll	1/3/2017
2016	101	FV	277,500	3300	7,600.	303,300	584,100	584,100	Year End	1/4/2016
2015	101	FV	270,600	3300	7,600.	268,300	542,200	542,200	Year End Roll	12/11/2014
2014	101	FV	270,600	3300	7,600.	253,700	527,600	527,600	Year End Roll	12/16/2013
2013	101	FV	270,600	3300	7,600.	241,400	515,300	515,300		12/13/2012

PRINT

Date	Time
12/10/20	20:31:22

LAST REV

Date	Time
11/30/20	13:29:15
jorourke	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5664

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CROHAN DAVID	30125-545		5/3/1999	Family	99	No	No		
	18722-131		11/1/1987		99	No	No		A

USER DEFINED

Prior Id # 1:	42251
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/3/2009	Meas/Inspect	163	PATRIOT
11/9/2000	Inspected	264	PATRIOT
11/7/2000	Hearing Chag	189	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	267	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7600		Sq. Ft.	Site		0	70.	0.77	12			Med. Tr	-10					408,239						408,200	

Total AC/HA: 0.17447 | Total SF/SM: 7600 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 408,239 | Spl Credit | Total: 408,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	P		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.26082015
Const Adj.:	0.99989998
Adj $ / SQ:	157.587
Other Features:	72250
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	502852
Depreciation:	155884
Depreciated Total:	346968

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 7 | BRs: 3 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

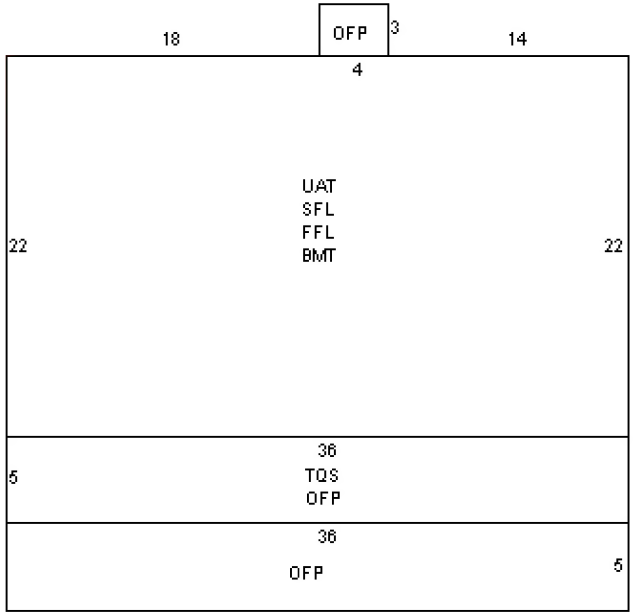
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	190.68
Special Features:	0	Val/Su Net:	112.63
Final Total:	347000	Val/Su SzAd	201.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	792	59.570	47,178
FFL	First Floor	792	157.590	124,809
SFL	Second Floor	792	157.590	124,809
OFP	Open Porch	372	20.930	7,787
UAT	Upper Attic	198	88.250	17,473
TQS	3/4 Story	135	157.590	21,274

Net Sketched Area: 3,081 | Total: 343,330

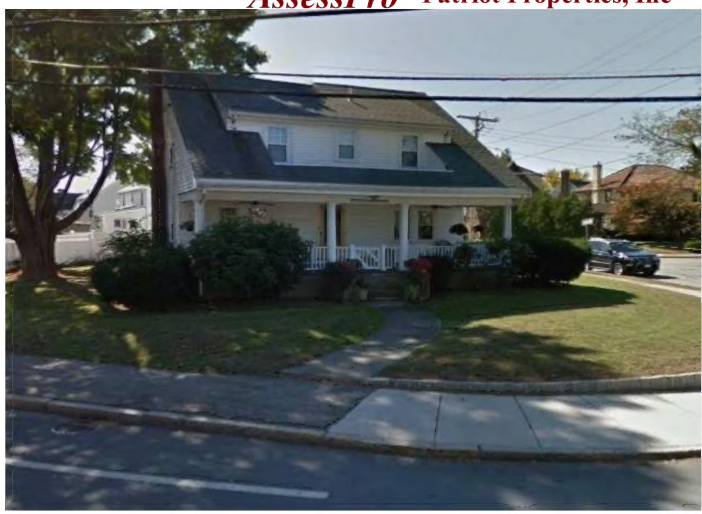
Size Ad 1719 | Gross Are 3720 | FinArea 2234

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	
UAT	100	FLA	100	F	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 066.0-0003-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X18	A	AV	1928	27.63	T	40	101			3,300			3,300

More: N | Total Yard Items: 3,300 | Total Special Featues: | Total: 3,300